



Placer County

CEQA Active Projects, November 2010

Board of Supervisor Districts

No New Projects since October 1, 2010

BOARD OF SUPERVISOR – DISTRICT 1

PLACER VINEYARDS PROPERTY #3 - PEIR - T20100328 - BOS1 - MAJ190

Status: Initial Study Checklist being prepared before Scope of Work can be submitted

Lead: ALEX FISCH

Project Description: The applicant is requesting approval of a Specific Plan Amendment within the Placer Vineyards Specific Plan to change the balance of existing land use designations on the project site (parcel number three) from 25 acres of Commercial, seven acres of High Density Residential and 26.5 acres of Medium Density Residential to allow for 46.2 acres of Power Center and 12.3 acres of High Density Residential. The revision to 46.2 acres of Power Center is anticipated to allow for the future development potential of up to 462,000 square feet of retail building with 2,310 parking spaces, including 385,000 square feet of big-box retail and 5,000 square feet of single-story shop buildings that will include dine-in restaurants, fast food restaurants, recreation and fitness centers, general retail stores, and other uses allowed in the Power Center land use designation. The revision from seven acres of High Density Residential and 26.5 acres of Medium Density Residential to 12.3 acres of High Density Residential is planned to allow for development of all 258 residential units allocated to this property as High Density Residential units. Residential units are currently approved as 105 High Density Residential units and 153 Medium Density Residential units. The remaining land use designations on the parcel of 26 acres of Open Space, four acres of Religious Site and eight acres of Roadways will remain unchanged. No development is proposed as a part of this Specific Plan Amendment and future entitlements to develop on the proposed site will be required to be reviewed to determine environmental impacts.

Applicant: PETROVICH DEVELOPMENT COMPANY Work: 916-442-4600

Location: THE PROJECT SITE IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF BASELINE ROAD AND WATT AVENUE

Acres: 95.63

Community Plan: Dry Creek West Placer Community Plan

MAC Area: WEST PLACER MAC

Owner: BASELINE & WATT LLC ET AL

APN	Zoning
023-200-037-000	SPL-PVSP

RECYCLED ASPHALT PAVEMENT PLANT - PCPM - T20100150 - BOS1 - MAJ194

Status: Application deemed complete 10/7/10; Initial Study Checklist being prepared

Lead: LISA CARNAHAN

Project Description: The application will consolidate 2 existing use permits on adjacent properties. Vulcan currently operates a hot mix asphalt plant under CUP-1338 on APN 474-120-007 and a concrete and asphalt recycle plant under MUP-1973 on APN 474-120-014 and a portion of 474-120-020. The project proposes to add processing equipment for a Reclaimed Asphalt Pavement (RAP) Plant and to relocate aggregate stockpiles from the current site to the remaining 3.4 acre portion 474-120-020. The import/export hours of the recycled asphalt plant (MUP-1973) will change to 24 hours/day/7days/week to match the hot mix asphalt plant hours. The interior fencing and landscaping between the parcels will be removed so that the recycled plant, RAP plant, and hot mix asphalt plant may function as a single operation.

Applicant: VULCAN MATERIALS COMPANY WESTERN DIVISION Work: 916-773-3968

Location: 1/4 MILE SOUTH OF PFE ROAD

Acres: 4.7

Community Plan: Dry Creek West Placer Community Plan

MAC Area: WEST PLACER MAC

Owner: VULCAN MATERIALS CO. WESTERN DIV.

APN	Zoning
474-120-007-000	IN-UP-Dc
474-120-014-000	IN-UP-Dc
474-120-020-000	IN-UP-Dc

RIOLO VINEYARD SP PARCEL J - PSUB - T20100207 - BOS1 - MAJ197

Status: County comments sent 10/25/10; Applicant 3rd submittal due 11/8/10

Lead: LISA CARNAHAN

Project Description: The project proposes 106 single-family lots on a 30.4-acre parcel within the Riolo Vineyard Specific Plan. The EIR of the Specific Plan was certified on 5/12/2009.

Applicant: HBT OF RIOLO VINEYARDS LLC Work: 916-782-2424

Location: NORTH OF PFE ROAD, WEST OF WALERGA ROAD

Acres: 29.92

Community Plan: Dry Creek West Placer Community Plan

MAC Area: WEST PLACER MAC

Owner: HBT OF RIOLO VINEYARDS LLC

APN	Zoning
023-221-006-000	RS-AG-B-20-DR PD = 2

BOARD OF SUPERVISOR – DISTRICT 2**FORMICA INDUSTRIAL PARK - PSUB - T20100269 - BOS2 - MAJ200**

Status: County comments sent 9/9/10; Applicant resubmittal due 4/4/11

Lead: ALEX FISCH

Project Description: The project proposes to subdivide 84.4 acres of the total 212-acre former Formica plant site to create 10 parcels, ranging in size from 0.9 acres to 32 acres.

Applicant: UBORA ENGINEERING & PLANNING INC Work: 916-780-2500

Location: 3500 CINCINNATI AVE, SUNSET INDUSTRIAL AREA

Acres: 128.47

Community Plan: Sunset Industrial Area Plan

MAC Area: NONE

Owner: PBHL C/O CERBERUS CAPITAL MANAGEMENT

APN	Zoning
017-063-025-000	INP-Dc
017-063-027-000	INP-Dc

SAMPSON POND - PEAQ - T20090283 - BOS2

Status: Applicant 5th submittal received 11/1/10; County comments due 11/15/10

Lead: ALEX FISCH

Project Description: Project Description: The project proposes to construct a 13-acre linear lake on three properties totaling 77 acres, which would be used as a private recreational water ski lake. Construction of the lake would involve cuts and fills up to 15 feet in height with an estimated 108,500 cubic yards in total earthwork. The project proposes to export an estimated 77,700 cubic yards of overburden material for use in construction of the Highway 65 Bypass project and the remaining 30,800 cubic yards of material would be used on-site for lake construction. Project grading would disturb a total of approximately 17 acres. Project Site (Background/Existing Setting): The project site is located at 5200 Ranch House Road, one mile southeast of the intersection of Ranch House Road and Riosa Road in Sheridan. The project site is zoned Farm combining minimum Building Site of 20 acres and is designated Agriculture / Timberland 20-acre minimum in the Placer County General Plan. Two of the three properties are developed with one single-family residence, and one property is developed with a residential garage but does not include a residence. The project site is bounded by undeveloped farmland to the north, south and east, and Ranch House Road to the west. The site ranges between approximately 108 feet to 125 feet above mean sea level and is seasonally vegetated with native and non-native annual grasslands, which are routinely disked. An intermittent tributary to Yankee Slough flows from the northeast to the southwest across the southeasterly portion of the project site. Three drainage swales flow across the property from north to south and are intercepted by the intermittent stream at varying points. The intermittent stream is characteristic of an agricultural water delivery ditch, having a defined bed and bank but lacking any riparian vegetation. The drainage swales are not defined by any bed, bank or vegetative characteristics, and exist as poorly defined topographic characteristics only.

Applicant: SAMPSON LEE P & JOAN L TTEE Home: 916-622-2745
Location: E END OF RANCH HOUSE RD
Acres: 19.15
Community Plan: Placer County General Plan
MAC Area: SHERIDAN MAC
Owner: SAMPSON LEE P & JOAN L TTEE

APN	Zoning
020-130-055-000	F-B-X 20 AC. MIN.
020-130-061-000	F-B-X 20 AC. MIN.
020-130-062-000	F-B-X 20 AC. MIN.

TURKEY CREEK ESTATES - PEIR - T20080454 - BOS2 - MAJ157

Status: Notice of Preparation public review ended 10/26/10; 1st Administrative Draft EIR due from consultant 1/25/11

Lead: ALEX FISCH

Project Description: The project requests approval of a General Plan Amendment, Rezone, Conditional Use Permit, and Tentative Subdivision Map to develop a low-density residential subdivision consisting of 393 single-family residential lots in three villages on 248 acres of land. The project would include two gated entrances with all roads internally connected. The project includes 27 common lots for development of on-site private roadways, parks, open space lots, and landscaped corridors. The project includes 221 residential lots of approximately 0.25 acres each on 103.1 acres known as Village 1, which would be located in the southwesterly portion of the site. The proposed General Plan Land Use designation for Village 1 is Low Density Residential and the proposed zoning is Residential Single-Family combining Minimum Building Site of 10,000 square feet. The project also includes 172 residential lots of approximately 0.5 acres each on 144.6 acres known as Village 2 and Village 3, which would be located in the northerly and easterly portions of the site, respectively. The proposed General Plan Land Use designation for Village 2 and Village 3 is Low Density Residential and the proposed zoning is Residential Single-Family combining Minimum Building Site of 20,000 square feet. The project proposes three park sites totaling 2.5 acres, which would serve project residents. Park amenities include a proposed tot-lot, picnic facilities, and basketball courts/tennis courts. A small 0.3-acre neighborhood park with a tot-lot and picknicking facilities would be located at the northeast portion of the project near Auburn Ravine Creek, and would include approximately 12 off-street parking spaces. The other two parks would comprise 1.1 acres each and would include a tot-lot park and a neighborhood park site with basketball courts. Both parks include on-street parking.

Applicant: TURKEYLAND LLC, AND EAST LINCOLN, LLC Work: 916-984-1300

Location: EAST OF TURKEY CREEK GOLF COURSE, LINCOLN

Acres: 142.84

Community Plan: Placer County General Plan

MAC Area: RURAL LINCOLN ADVISORY COUNCIL

Owner: TURKEYLAND LLC, AND EAST LINCOLN, LLC

APN	Zoning
021-272-022-000	F-B-X 20 AC. MIN.
021-272-023-000	F-B-X 20 AC. MIN.
021-272-023-000	F-B-X-SP 20 AC. MIN.

VODOPICH PARCEL MAP - PMLD - T20090035 - BOS2

Status: Mitigated Negative Declaration public review ends 11/15/10; Project entitlement due

Lead: ALEX FISCH

Project Description: The project requests approval of a Parcel Map to subdivide a 20-acre parcel into two lots of 10 acres each. The project site is located at 5720 Mount Pleasant Road, 3/4 of a mile northwest of the intersection of Mount Pleasant Road and Mount Vernon Road in the rural West Auburn area, and is developed with a single-family residence and a detached workshop. The 20-acre project site is zoned Farm combining minimum Building Site of 10 acres (F-B-X 10) and is designated Agriculture / Timberland 10 acre minimum in the Placer County General Plan.

Applicant: NITA MATHIS Home: 916-768-8984

Location: SOUTH OF GODLEY ROAD AND MT. VERNON INTERSECTION.

Acres: 17.65

Community Plan: Placer County General Plan

MAC Area: RURAL LINCOLN ADVISORY COUNCIL

Owner: VODOPICH FRANK & FLORENCE

APN **Zoning**
026-340-078-000 F-B-X 10 AC. MIN.

BOARD OF SUPERVISOR – DISTRICT 3

AUBURN CREEKSIDE CENTER - PEIR - T20050277 - BOS3 - MAJ98

Status: Additional information required before 1st ADEIR can be prepared; Project inactive since June 2009

Lead: MIKE WELLS

Project Description: Entitlements: Conditional Use Permit and Design Review. The project proposes developing a commercial retail center on a 13.2 acre property located east of SR 49, and immediately north of the Target store, in the North Auburn area. The development areas are situated on the east and west sides of a tributary to Rock Creek, which traverses the site from south to north. This area is approximately 9 acres in area; the remaining 4.2 acres that are associated with the stream and riparian corridor will be protected as open space. The development will be phased, ultimately consisting of approximately 85,000 square feet of new retail space and parking for 321 vehicles. The project proposes extending Education Street east, bridging the creek, and terminating at a new traffic circle at a new Quartz Drive extension.

Applicant: AR ASSOCIATES Work: 530-888-1288

Location: ROCK CREEK ROAD AND HIGHWAY 49, AUBURN AREA

Acres: 13.63

Community Plan: Auburn/Bowman Community Plan

MAC Area: NORTH AUBURN MAC

Owner: Robert Wenzel

APN **Zoning**
052-030-048-000 CPD-Dc
052-030-048-000 CPD-Dc-FH

BRENNAN'S POINT - PSUB - T20070507 - BOS3

Status: County comments sent 11/17/08; Applicant next submittal pending DTSC's soil remediation determination

Lead: LEAH ROSASCO

Project Description: Applicant proposes major subdivision into 14 lots of 2.3 acres each for single family residences. In addition, there will be a 0.7-acre lot to be used as a common area for exclusive use of lots 6,7,8,13 and 14. Streets off Brennan's Road will be private and gated with a turnaround and mail boxes located at the intersection of all interior streets. The applicant is also applying for a Variance to the size of lot 10 which is required to be 2.3 acres and is actually only 1.909 acres.

Applicant: ROBERT DUDUGJIAN Work: 916-786-7272

Location: BRENNAN ROAD NORTH OF BALMORAL DRIVE, HORSESHOE BAR AREA

Acres: 37.33

Community Plan: Horseshoe Bar/Penryn CP

MAC Area: HORSESHOE BAR MAC

Owner: ARROWEST PROPERTIES INC

APN **Zoning**
032-253-017-000 RA-B-100

ENGLISH COLONY ESTATES - PEIR - T20060029 - BOS3 - MAJ113

Status: Additional information required from the applicant before 1st ADEIR can be prepared; Project inactive since February 2009

Lead: EJ IVALDI

Project Description: The proposed project requests an amendment of the Horseshoe Bar/Penryn Community Plan to change the land use designation of the property from Rural Estates (RE) to Rural Residential (RR) to allow for the proposed lot sizes (2.3 acres minimum). The proposed project also requests a rezoning of the property from the existing Residential Agriculture, 10- acre minimum (RA-10) to Residential Agriculture, 100,000 square feet minimum (RA-100). The project proposes to subdivide the 78-acre project site into 23 residential lots with a minimum lot size of ± 2.3 acres. The lots proposed range from 2.3 acres to ± 3.3 acres. The proposed project would construct 23 single-family homes and would provide necessary infrastructure, including internal roadways and utilities. The project proposes individual onsite wastewater disposal systems to serve each lot. The project includes ± 13.8 acres of open space. The project also proposes an equestrian trail system within the development connecting to the public trail system in the Traylor Ranch Nature Reserve across English Colony Way, south of the project site.

Applicant: GIDARO GROUP, LLC Work: 916-979-4800
Location: NORTHSIDE OF ENGLISH COLONY WAY AT DEL MAR
Acres: 4.11
Community Plan: Horseshoe Bar/Penryn CP
MAC Area: PENRYN AREA ADVISORY COUNCIL
Owner: PENRYN 81, LLC
APN **Zoning**
032-051-003-000 RA-B-X 10 AC. MIN.
032-051-004-000 RA-B-X 10 AC. MIN.

FOX HILL LANE ESTATES - PSUB - T20070011 - BOS3

Status: County comments sent 8/25/08; Applicant 5th submittal pending DTSC's soil remediation determination
Lead: LEAH ROSASCO
Project Description: The project proposed to subdivide the 35.7 acre site into seven rural residential lots ranging in size from 4.6 +/- acres to 6.1 +/- acres. The project will be developed as a single phase over the period of two years for a subdivision.
Applicant: MORTON & PITALO, INC. Work: 916-773-7677
Location: APPROX 850 FEET NW OF THE INTERSECTION OF FOX HILL LANE & UNCLE JOE'S LANE, NEWCASTLE
Acres: 12.17
Community Plan: Placer County General Plan
MAC Area: NEWCASTLE/OPHIR MAC
Owner: JAVIER RENE (SUNSET GOLD)
APN **Zoning**
031-161-006-000 F-B-X 4.6 AC. MIN. PD = 0.22
031-161-007-000 F-B-X 4.6 AC. MIN. PD = 0.22

HERITAGE CENTER - PMPA - T20090129 - BOS3

Status: Mitigated Negative Declaration public review ends 11/22/10; Project entitlements due
Lead: ALEX FISCH
Project Description: The project proposes to convert an existing 2,743 square-foot historic residence known as the Hallbom Ranch to private offices for water quality personnel and water distribution operators for the Placer County Water Agency (PCWA). The offices would serve eight employees who would perform office tasks and stage field work from the premises from 7:00 a.m. to 5:00 p.m. Monday through Friday. Fleet vehicles and personal vehicles would be stored in the existing parking spaces surrounding the site. Implementation of the office space use would require structural and mechanical modifications to the interior of the building, and exterior improvements to implement Americans with Disabilities Act (ADA) accessibility requirements. On-site parking and circulation improvements were previously constructed concurrent with improvements for the Foothill Phase II Raw Water Pump Station Project, which was completed in 2008. The project would require construction of a Plate R-17 Major driveway encroachment for ingress and egress to the Ophir Road right-of-way. The encroachment would be designed to a 55mph design speed and would include acceleration and deceleration tapers. Construction of driveway improvements would require an estimated 325 yards of fill in order to construct roadway shoulder widening and driveway tapers. The fill would be excavated from an on-site borrow area located 100 yards to the southwest of the residence, or may be obtained from an off-site location. Construction of driveway improvements would require removal of 24 native oak trees located on the property or within the roadway right-of-way, two of which were previously mitigated under separate project. The project is sewered by an existing sewer connection to the City of Auburn Waste Water Treatment Plant. The proposed potable water source would be an ephemeral spring located on the project site.
Applicant: PLACER COUNTY WATER AGENCY Home: 530-823-4886
Location: 10681 OPHIR ROAD, AUBURN
Acres: 26.09
Community Plan: Ophir General Plan
MAC Area: NEWCASTLE/OPHIR MAC
Owner: PLACER COUNTY WATER AGENCY
APN **Zoning**
040-111-054-000 INP-B-43-SP
040-111-055-000 INP-B-43-SP
040-111-055-000 RA-B-100-SP 2.3 AC. MIN.

LIFEHOUSE CHURCH - PMPA - T20080340 - BOS3 - MAJ150

Status: County comments sent 4/24/09; Applicant 2nd resubmittal pending DTSC's soil remediation determination

Lead: ROY SCHAEFER

Project Description: Applicant submitted a revised Environmental Questionnaire on March 27, 2009 for a church at 3131 Del Mar Avenue, Loomis. The proposed two-story church building would be 16,560 square feet on the first floor and 9,225 square feet on the second floor. The total square footage would be 25,785. The church is proposed to have 578 seats and 20 classrooms/offices. 219 parking stalls would be provided.

Applicant: TERRY TOLIVER Work: 916-677-9304

Location: 3131 DEL MAR AVE, LOOMIS

Acres: 19.21

Community Plan: Horseshoe Bar/Penryn CP

MAC Area: PENRYN AREA ADVISORY COUNCIL

Owner: LIFEHOUSE CHURCH

APN	Zoning
030-030-015-000	RA-B-X 10 AC. MIN.
030-030-033-000	RA-B-X 4.6 AC. MIN.

LIVINGSTONS CONCRETE BATCH PLANT - PCPA - T20050072 - BOS3

Status: Planning Commission hearing approved 2/11/10; Notice of Determination filed 2/17/10; Project being appealed to Board of Supervisors

Lead: LEAH ROSASCO

Project Description: Project consists of a 1,200square-foot office building; 2,400 square-foot warehouse building, concrete batch plant; wash areas for concrete trucks; parking for concrete trucks and employee vehicles on approximately five acres in the Ophir area of Placer County.

Applicant: TED HENLEY Work: 916-334-4313

Location: OPHIR ROAD AND GERALDSON ROAD, NEWCASTLE/OPHIR AREA

Acres: 4.97

Community Plan: Ophir General Plan

MAC Area: NEWCASTLE/OPHIR MAC

Owner: LIVINGSTONS CONCRETE SERVICES

APN	Zoning
040-271-042-000	C3-UP-Dc

MORGAN'S ORCHARD AT SECRET RAVINE - PEIR - T20050944 - BOS3 - MAJ104

Status: County comments on Screencheck EIR sent to consultant 6/24/08; Draft EIR to be prepared; Project inactive since September 2008

Lead: CHARLENE DANIELS

Project Description: Applicant requests approval of a 68 lot Planned Development on approximately 15.9 acres. The project occupies two parcels (043-072-025 and 043-072-024). The applicant is also requesting approval of Community Plan Amendment for parcel 043-072-024 to change the existing land use designation from Rural Estates (4.6 to 20 acre minimum lot size) to Penryn Parkway and to also approve a rezone for the same parcel from Rural Agricultural with a minimum lot size of 4.6 acres (RA-B-X4.6 acre minimum) to Single Family Residential with a Planned Development designation of 6 dwelling units per acre (RS-PD-6). Five open space parcels, totaling 8.23 acres are proposed which includes the Secret Ravine corridor and the common area between the 68 detached residential units (5.7). Two landscape parcels, totaling one acre, are also proposed and are located between Interstate 80 and the residential units.

Applicant: TLA ENGINEERING AND PLANNING Work: 916-786-0685

Location: SW CORNER OF I-80 & PENRYN PARKWAY

Acres: 7.23

Community Plan: Horseshoe Bar/Penryn CP

MAC Area: PENRYN AREA ADVISORY COUNCIL

Owner: SECRET RAVINE INVESTORS

APN	Zoning
043-072-024-510	O

043-072-024-510 RA-B-X 4.6 AC. MIN.
043-072-025-510 O
043-072-025-510 RA-B-X-DR 4.6 AC. MIN.

NEWCASTLE STORAGE YARD - PMPA - T20080121 - BOS3

Status: County comments sent 4/9/10, Applicant 2nd submittal due 11/8/10
Lead: LISA CARNAHAN
Project Description: Proposal to establish shop and storage yard for Freeds Excavating on 2.26 ac. parcel zoned C2-Dc.
Applicant: BRIAN FREED Home: 530-885-9811
Location: NEAR HWY 193 & TAYLOR ROAD INTERSECTION ON 223 TAYLOR ROAD, NEWCASTLE
Acres: 0.58
Community Plan: Placer County General Plan
MAC Area: NEWCASTLE/OPHIR MAC
Owner: FREED ANDREW E & SUSAN E TRUSTEES
APN **Zoning**
040-140-040-000 C2-Dc
040-140-045-000 C2-Dc

ORCHARD AT PENRYN - PEIR - T20070521 - BOS3 - MAJ120

Status: Additional information required from the applicant before 2nd ADEIR can be prepared
Lead: LEAH ROSASCO
Project Description: Project entitlements are for a Major subdivision and Conditional Use Permit EIR submitted 7/18/2007 Project proposes to develop 150 condominiums, a recreational center with swimming pool, spa and fitness center on 15.1 acres. The condominiums would consist of four and five-plexes with parking for 350 vehicles. Gates ingress/egress from Penryn Road and Taylor Road (secondary) would provide access to the project site. The subject property includes two parcels located on the west side of Penryn Road, just north of Interstate 80. The northwest corner of the property is adjacent to Taylor Road. The site is located within the Horseshoe Bar/Penryn Community Plan area and part of the Penryn Parkway. The property is zoned Residential Multi-Family and Neighborhood Commercial.
Applicant: FORUM CONSULTANTS INC Work: 916-435-8868
Location: PENRYN PARKWAY IN PENRYN
Acres: 4.71
Community Plan: Horseshoe Bar/Penryn CP
MAC Area: PENRYN AREA ADVISORY COUNCIL
Owner: PENRYN DEVELOPMENT LLC
APN **Zoning**
043-060-052-000 C1-UP-Dc
043-060-053-000 RM-DL10 PD = 10

PENRYN HEIGHTS MLD - PMLD - T20090376 - BOS3

Status: County comments sent 8/20/10; Applicant 3rd submittal due 9/17/10
Lead: LEAH ROSASCO
Project Description: The project proposes to subdivide into 4 parcels of various sizes.
Applicant: ANDREGG GEOMATICS Home: 530-885-7072 Work: 530-885-7072
Location: 7365 ENGLISH COLONY WAY, WEST OF TAYLOR ROAD, PENRYN
Acres: 4.87
Community Plan: Horseshoe Bar/Penryn CP
MAC Area: PENRYN AREA ADVISORY COUNCIL
Owner: PENRYN PARTNERS LP
APN **Zoning**

032-220-051-000 C2-Dh

ROBINSON SAND & GRAVEL GRADING PERMIT - PEAQ - 20060351 - BOS3

Status: Mitigated Negative Declaration public review ended 7/2/08; Grading Permit to be approved

Lead: LEAH ROSASCO

Project Description: Review of grading permit (DGP T3769) Project includes grading for a new road to access a cellular site and for a pad for a future commercial use on three acre parcel.

Applicant: ROBINSON INA R TRUSTEE

Location: NORTHWEST CORNER OF LOZANOS RD & OPHIR RD

Acres: 19.45

Community Plan: Ophir General Plan

MAC Area: NEWCASTLE/OPHIR MAC

Owner: ROBINSON INA R TRUSTEE

APN	Zoning
040-320-057-000	F-MR-SP
040-320-057-000	HS-B-43-MR-SP-Dc

TARGET EXPANSION - PEIR - T20080039 - BOS3 - MAJ130

Status: EIR required letter sent on 1/25/08; Applicant to select EIR consultant; Project inactive since March 2009

Lead: GERRY HAAS

Project Description: The applicants propose to expand and remodel the existing Target retail store in the North Auburn area. The expansion would occur at the north end of the building, which would extend toward Rock Creek Road. The existing garden center at the south end of the building would be enclosed and would become indoor retail and stock area. The total expansion would include approximately 42,566 square feet. The parking lot layout would be modified to increase the total number of parking spaces in the existing lot adjacent to the west (front) of the building.

Applicant: PACIFIC LAND SERVICES Work: 925-680-6406

Location: NE CORNER OF BELL AND HWY 49

Acres: 10.04

Community Plan: Auburn/Bowman Community Plan

MAC Area: NORTH AUBURN MAC

Owner: TARGET CORPORATION/DAVID HENRY

APN	Zoning
052-030-062-000	CPD-Dc

TIMBERLINE AT AUBURN - PEIR - T20080139 - BOS3 - MAJ132

Status: County comments on Screencheck sent 11/2/10; Draft EIR to be released

Lead: GEORGE ROSASCO

Project Description: The proposed project involves the construction of a continuing care community and commercial/retail center, trails, and wetlands on a 119-acre site. The proposed project would consist of 860 residential units. The continuing care community consists of nine two- and three-story independent living buildings, 76 villa duplexes, 66 detached villas, two independent living buildings, and four retirement "common buildings" that in total equal 782 living units.. The commercial/retail portion of the project would include three multi-story buildings with 33,500 square feet of commercial/retail with 28,500 square feet being used for retail and 5,000 square feet being used for office professional, five multi-story medical office and office professional buildings with a total of up to 90,000 square feet of medical office space, or up to 140,000 square feet of professional office space, 78 residential lofts that would occupy the second and third stories of the retail buildings and one of the medical office buildings, an RV/boat storage facility, and two 22,500-square-foot professional office commercial buildings. In addition, the project applicant would construct a trail and mitigation wetlands on the undeveloped Auburn Recreation Park District lands to the northeast. The 24-acre Auburn Recreation Park District lands are considered to be part of the proposed 119-acre project site, and any potential impacts resulting from construction of trails and mitigation wetlands will be evaluated in the EIR.

Applicant: WESTERN CARE CONSTRUCTION COMPANY, INC Work: 916-624-6200

Location: NORTH OF BELL ROAD AND RICHARDSON DRIVE

Acres: 1.12

Community Plan: Auburn/Bowman Community Plan

Plan:**MAC Area:** NORTH AUBURN MAC**Owner:** RONMAR CONSTRUCTION CO INC

APN	Zoning
051-140-056-000	O
051-140-057-000	O
051-180-058-000	O
051-180-058-000	RM-DL15
051-180-058-000	RS-AG-B-40
051-180-058-000	RS-DL5
051-180-059-000	OP-Dc
051-211-016-000	F 4.6 AC. MIN.

BOARD OF SUPERVISOR – DISTRICT 4**AMAZING FACTS MINISTRIES - PEIR - T20080021 - BOS4 - MAJ127****Status:** Screencheck Draft EIR received 10/12/10; County comments due 10/26/10**Lead:** EJ IVALDI

Project Description: The proposed project includes a Minor Use Permit to allow a church facility. Phase I would include a 60,000-square foot multi-use space for approximately 1,300 people. Phase II would include an 85,500 square foot worship sanctuary for 2,000 people, an 11,000-square foot Resource Center, and Ministry offices totaling 20,000 square feet. Phase III would include 10,000 square feet of Ministry offices. Approximately 1,000 parking spaces are proposed as part of this project.

Applicant: ROD SHEARER Work: 360-666-5600**Location:** 6750 OAK HILL LANE**Acres:** 69.34**Community Plan:** Granite Bay Community Plan**MAC Area:** GRANITE BAY MAC**Owner:** AMAZING FACTS INC

APN	Zoning
046-050-006-000	F-B-X 20 AC. MIN.
046-050-008-000	F-B-X 20 AC. MIN.

ENCLAVE AT GRANITE BAY SENIOR HOUSING - PSUB - T20080329 - BOS4 - MAJ146**Status:** Mitigated Negative Declaration public review ended 5/29/09; Planning Commission hearing denied on 8/13/09; Board of Supervisors hearing pending**Lead:** EJ IVALDI

Project Description: Project proposes 29 single-family residential lots (Senior housing). Residential lots would accommodate one-story residences ranging in size from 2,200 to 2,600 square feet in area. Approximately 49% of the land would be dedicated to open space including natural wetland areas, pedestrian pathways, bocce ball courts and community barbecue area.

Applicant: RANCHO CORTINA PROPERTIES Work: 530-887-8877**Location:** NORTH SIDE OF ELMHURST DRIVE, INTERSECTION OF SWAN LAKE DRIVE, GRANITE BAY**Acres:** 2.55**Community Plan:** Granite Bay Community Plan**MAC Area:** GRANITE BAY MAC**Owner:** PASTOR LAND DEVELOPMENT INC

APN	Zoning
050-020-009-000	RA-B-100
050-020-010-000	RA-B-100
050-020-011-000	RA-B-100
466-080-013-000	RA-B-100
466-080-013-000	RS-AG-B-40

RANCHO DEL ORO SUBDIVISION - PEIR - T20070164 - BOS4 - MAJ118 -**Status:** Planning Commission hearing certified the EIR on 7/22/10; Project being appealed; Board of Supervisors approved 10/5/10; Notice of Determination filed 10/5/10; CEQA process complete

Lead: EJ IVALDI

Project Description: The proposed project includes a Rezone and Tentative Subdivision Map on a 119 acre parcel located in Granite Bay. The subject parcel is currently zoned RS-AG-B100, PD .083 and is designated as Rural Low Density Residential, .9 to 2.3 acre minimum in the Granite Bay Community Plan. The applicants are requesting that the subject parcel be rezoned to RS-DL-0.83 to allow for the development of approximately 90 single-family residential lots. The proposed project would also include eight open space lots. The applicant is also proposing entry gates for the subdivision.

Applicant: A.R. ASSOCIATES Work: 530-888-1288

Location: OLIVE RANCH ROAD OPPOSITE ROLLINWOOD SUBD, 1/4 MI EAST OF CAVITT-STALLMAN RD

Acres: 117.51

Community Plan: Granite Bay Community Plan

MAC Area: GRANITE BAY MAC

Owner: TSAKOPOULOS INVESTMENTS

APN	Zoning
046-090-012-000	RS-AG-B-100 PD = 0.83

BOARD OF SUPERVISOR – DISTRICT 5

6731 TAHOE TIMESHARE - PCPA - T20090078 - BOS5 - MAJ176

Status: Applicant 4th submittal received 11/1/10; County comments due 11/15/10

Lead: ALLEN BREUCH

Project Description: The project proposes construction of 10 new timeshare duplexes, workforce housing, and related structures on the 5.6-acre parcel.

Applicant: GARY DAVIS GROUP, INC. Work: 530-583-9222

Location: NORTHWEST CORNER OF NORTH LAKE BLVD & ANDERSON ROAD, TAHOE VISTA

Acres: 5.19

Community Plan: North Tahoe Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: BILL STEVENSON

APN	Zoning
117-071-015-000	022 TAHOE VISTA SA #1: TOURIST
117-071-044-000	022 TAHOE VISTA SA #1: TOURIST

BELCARA (MONARCH RIDGE VINEYARDS) - PSUB - T20080156 - BOS5

Status: Application deemed complete 12/16/08; Initial Study being prepared; Project inactive since June 2009

Lead: MELANIE JACKSON

Project Description: The Belcara site is a rural residential, planned development. Single-family residences will be situated amid the vineyards and will be constructed with a consistent architectural fashion. The proposed project consists of 39 residential lots ranging from .83 acres to 6.35 acres, though most homes will be on 1 to 1.5 acre lots. The project will be developed in phases and will require a tentative map, final map(s), grading/improvement plans and building permits. Revisions to the plan may occur in response to public comments or additional analysis.

Applicant: RUSSELL KING Work: 530-272-8328

Location: 18399 FORESTHILL RD, FORESTHILL

Acres: 21.79

Community Plan: Foresthill Community Plan

MAC Area: FORESTHILL FORUM

Owner: DUTRA PROPERTIES, LLC

APN	Zoning
078-191-060-000	RF-B-X 20 AC. MIN. PD = 0.44
078-191-060-000	RF-B-X 4.6 AC. MIN. PD = 0.44
078-191-062-000	RF-B-X 2.3 AC. MIN. PD = 0.44
078-191-062-000	RF-B-X 4.6 AC. MIN. PD = 0.44
078-191-064-000	RF-B-X 2.3 AC. MIN. PD = 0.44
078-191-064-000	RF-B-X 20 AC. MIN. PD = 0.44
078-191-064-000	RF-B-X 4.6 AC. MIN. PD = 0.44

BLACKHAWK LANE MLD & REZONE - PMLD - T20090218 - BOS5 - MAJ180

Status: County comments sent 4/19/10; Applicant 3rd submittal due 10/1/10

Lead: MIKE WELLS

Project Description: The project proposes to divide a 53-acre property into four parcels of 6.5 acres, 7.2 acres, 7.9 acres, and 32.8 acres, and to rezone from RF-B-X 20 acre minimum & RF-B-X 160 acre minimum to RF-B-X 4.6 acre minimum to coincide with the 2008 Foresthill Community Plan.

Applicant: ANDREGG GEOMATICS Work: 530-885-7072

Location: 6960 BLACKHAWK LANE, FORESTHILL

Acres: 32.22

Community Plan: Foresthill Community Plan

MAC Area: FORESTHILL FORUM

Owner: RICHARD KRAEMER

APN	Zoning
064-270-022-000	RF-B-X 160 AC. MIN. PD = 0.05
064-270-022-000	RF-B-X 20 AC. MIN.
064-340-005-000	RF-B-X 20 AC. MIN.

CALDWELL REZONING PROJECT - PREA - T20080154 - BOS5

Status: Board of Supervisors hearing approved 10/19/10; Notice of Determination filed 10/25/10; CEQA process complete

Lead: STEVE BUELNA

Project Description: Applicant requests approval for a dedicated easement to Placer County for an Avalanche shooting structure. To dedicate an easement to Alpine Springs County Water District for a water and sewer main line. Applicant requests a Rezone from Open Space (O) to Residential Single Family (RS) in order to build one residence on site.

Applicant: CALDWELL LLC Work: 530-583-5761

Location: CORNER OF DEER PARK DR & ALPINE MEADOWS RD, SOUTHWEST CORNER

Acres: 6.72

Community Plan: Alpine Meadows Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: CALDWELL LLC

APN	Zoning
095-290-017-000	O

DENNY'S TRAILER PARK - PSUB - T20090079 - BOS5 - MAJ177

Status: County comments sent 3/10/10; Applicant 4th resubmittal pending NTPUD's approval

Lead: ALLEN BREUCH

Project Description: The project proposes to reconfigure the seven existing non-conforming lots to conform to the layout of the existing manufactured homes in order to allow ownership to the rental park. No physical changes to the property are being proposed.

Applicant: SIMON ENVIRONMENTAL PLANNING Work: 530-577-0406

Location: 8679 TROUT AVENUE, KINGS BEACH

Acres: 0.49

Community Plan: North Tahoe Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: 8679 TROUT LLC

APN	Zoning
090-124-024-000	028 KINGS BEACH RESIDENTIAL

FORESTHILL HEIGHTS - PSUB - T20080413 - BOS5 - MAJ156

Status: Mitigated Negative Declaration public review ended 12/01/09; Project entitlements due

Lead: MIKE WELLS

Project Description: The project involves a proposed rural residential, planned development consisting of eight single-family residential lots, ranging in size from 2.4 acres to 3.5 acres. The property measures approximately 45 acres. The project will require a Conditional Use Permit and a Tentative Subdivision Map. Revisions to the plan may occur in response to public comments or additional analysis.

Applicant: GALLELLI & SON LLC Work: 916-415-9097

Location: FORESTHILL ROAD

Acres: 41.53

Community Plan: Foresthill Community Plan

MAC Area: FORESTHILL FORUM

Owner: GALLELLI & SON LLC

APN **Zoning**
073-261-062-000 RF-B-X 20 AC. MIN. PD = 0.22

HOMEWOOD MOUNTAIN RESORT MASTER PLAN - PEIR - T20080052 - BOS5 - MAJ128

Status: County comments on 2nd Administrative Draft EIR sent 10/29/10; Screencheck being prepared

Lead: ALLEN BREUCH

Project Description: Proposal to participate in the community enhancement program with Placer County and TRPA. The Applicant has submitted a bubble diagram of the overall project including new base and up mountain recreation facilities, lodging, residential and commercial elements including the areas of the present north and south base and an off-highway connection in between the two areas. Also included are some local areas serving commercial areas including a small grocery store and hardware store. Mountain improvements contemplated include restaurant/lodge areas, learn to ski areas, and lift improvements.

Applicant: HOMEWOOD VILLAGE RESORTS LLC Work: 530-550-7460

Location: 5145 WEST LAKE BLVD, HOMEWOOD

Acres: 19.87

Community Plan: West Shore Area General Plan

MAC Area: NONE

Owner: HOMEWOOD VILLAGE RESORTS LLC

APN **Zoning**
097-050-072-000 157 HOMEWOOD SKI AREA CONSERVATION
097-060-024-000 157 HOMEWOOD SKI AREA CONSERVATION
097-060-035-000 157 HOMEWOOD SKI AREA CONSERVATION
097-130-034-000 157 HOMEWOOD SKI AREA CONSERVATION
097-130-034-000 159 HOMEWOOD COMMERCIAL
097-140-003-000 157 HOMEWOOD SKI AREA CONSERVATION
097-140-033-000 157 HOMEWOOD SKI AREA CONSERVATION
097-170-013-000 157 HOMEWOOD SKI AREA CONSERVATION
097-210-024-000 157 HOMEWOOD SKI AREA CONSERVATION

KINGS BEACH TOWN CENTER - PEIR - T20080036 - BOS5 - MAJ131

Status: Additional information required before the 1st Draft Notice of Preparation can be prepared; Project inactive since January 2009

Lead: ALLEN BREUCH

Project Description: The Kings Beach Town Center project proposes to redevelop an existing commercial/residential site with a pedestrian friendly mixed-use development which would include a combination of residential, commercial, medical and professional offices, public facilities (e.g. civic, governmental, quasi-governmental offices) and parking uses. The project proposes a Tentative Subdivision Map which would merge the existing 18 parcels into seven parcels and would include both residential and commercial air space condominiums. Residential units would range from three bedroom two bath units to studio units. Commercial units would range from 500 square feet to 3,500 square feet. Additional entitlements required include: a Conditional Use Permit, as required by the Kings Beach Community Plan for residential, public facility and parking uses, Design Review and amendments to both the Kings Beach Community Plan and Tahoe Regional Planning Agency's (TRPA) Code of Ordinances. Amendments to the Community Plan and TRPA Code may be needed to address increases to building height and building setback reductions, residential and commercial lot sizes, increased residential density, increased lot coverage and a reduction to the parking requirement. The Kings Beach Town Center project site is located within the downtown commercial area of Kings Beach Community. The project encompasses a city block fronted by Highway 28 at the south, Salmon Avenue at the north, Fox Street at the east and Coon Street at the west. The project also includes six parcels located on the north side of Salmon Avenue, but does not include the existing post office and community clinic.

Applicant: OGILVY CONSULTING Work: 530 546-3632
Location: BETWEEN COON & FOX STREETS ON NORTH SIDE OF HIGHWAY 28
Acres: 0.27
Community Plan: North Tahoe Community Plan
MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL
Owner: BB LLC

APN	Zoning
090-126-020-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-126-021-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-126-022-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-126-024-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-126-039-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-126-040-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-003-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-005-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-006-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-007-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-008-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-009-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-010-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-011-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-012-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-015-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-016-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-018-000	029 KINGS BEACH SA #1: DOWNTOWN COMM

LAKE TAHOE BASIN BIOMASS ENERGY FACILITY - PEIR - T20100194 - BOS5 - MAJ195

Status: 1st Administrative Draft EIR being prepared
Lead: GERRY HAAS
Project Description: The project proposes to construct a 1-3 megawatt biomass energy facility on a 1.3-acre site and install a connection, either underground or aboveground, to NV Energy's Kings Beach Substation on the adjacent 21.8-acre parcel.
Applicant: PLACER COUNTY Work: 530-745-3011
Location: NORTH OF DEER ST & EAST OF HWY 267, KINGS BEACH
Acres: 1.35
Community Plan: North Tahoe Community Plan
MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL
Owner: SIERRA PACIFIC POWER

APN	Zoning
090-030-029-000	019 MARTIS PEAK CONSERVATION
090-030-029-000	027 WOODVISTA RESIDENTIAL
090-041-006-000	026 KINGS BEACH INDUSTRIAL COMM/PS

NORTHSTAR @ TAHOE ALPINE COASTER - PMPA - T20100048 - BOS5

Status: Applicant 1st submittal received 2/18/2010; Project on hold
Lead: MIKE WELLS
Project Description: The project proposes to construct an all-weather toboggan with 2,935 l.f. uphill and 4,260 l.f. downhill ride to enhance the year-round attraction at Village @ Northstar.
Applicant: CNL INCOME NORTHSTAR LLC Home: 530-562-8044
Location: ADJACENT TO THE VILLAGE @ NORTHSTAR AND THE EXISTING VILLAGE EXPRESS SKI LIFT, NORTHSTAR @ TAHOE
Acres: 437.96
Community Plan: Martis Valley Community Plan
MAC Area: NONE
Owner: CNL INCOME NORTHSTAR LLC

APN	Zoning
110-050-006-000	FOR-B-X 160 AC. MIN.
110-050-006-000	TPZ
110-050-006-000	TPZ UNTIL 2013 THEN FORESTRY
110-050-058-000	FOR
110-050-058-000	FOR-B-X 160 AC. MIN.
110-050-058-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
110-081-017-000	FOR-B-X 160 AC. MIN.
110-081-020-000	FOR-B-X 160 AC. MIN.
110-081-020-000	RES-Ds PD = 15
110-081-021-000	FOR-B-X 160 AC. MIN.
110-081-021-000	RES-Ds PD = 15
110-400-005-000	FOR-B-X 160 AC. MIN.
110-400-005-000	RES-UP-Ds
110-400-005-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8

NORTHSTAR @ TAHOE SKI TRAIL WIDENING - PEAQ - T20090250 - BOS5 - MAJ183

Status: Application deemed complete 8/23/10; Mitigated Negative Declaration mailed to applicant for signature 9/30/10

Lead: MIKE WELLS

Project Description: The project proposes to widen the existing ski trails with associated snowmaking hydrant relocation and the Martis Camp lift access ski trail.

Applicant: TRIMONT LAND COMPANY Work: 530-559-2136

Location: SKI TERRAIN @ NORTHSTAR @ TAHOE

Acres: 625.65

Community Plan: Martis Valley Community Plan

MAC Area: NONE

Owner: CNL INCOME NORTHSTAR LLC

APN	Zoning
080-260-013-000	FOR-B-X 160 AC. MIN.
091-100-022-000	FOR-B-X 160 AC. MIN.
110-050-015-000	013 WATSON CREEK CONSERVATION
110-050-015-000	FOR
110-050-017-000	FOR-B-X 160 AC. MIN.
110-050-038-000	FOR-B-X 160 AC. MIN.
110-050-038-000	RES-Ds PD = 15
110-050-040-000	FOR-B-X 160 AC. MIN.
110-050-041-000	FOR-B-X 160 AC. MIN.
110-050-041-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
110-050-047-000	FOR-B-X 160 AC. MIN.
110-050-047-000	RES-Ds PD = 15
110-050-047-000	RES-Ds PD = 5.8
110-050-047-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
110-050-050-000	FOR-B-X 160 AC. MIN.
110-050-053-000	013 WATSON CREEK CONSERVATION
110-050-053-000	FOR
110-070-008-000	FOR-B-X 160 AC. MIN.
110-070-009-000	013 WATSON CREEK CONSERVATION
110-070-010-000	FOR-B-X 160 AC. MIN.
110-070-014-000	013 WATSON CREEK CONSERVATION
110-070-015-000	013 WATSON CREEK CONSERVATION
110-070-016-000	013 WATSON CREEK CONSERVATION

NORTHSTAR HIGHLANDS III - PSUB - T20100334 - BOS5 - MAJ203

Status: Applicant 2nd submittal received 11/1/10; Initial Study Checklist being prepared

Lead: STACY WYDRA

Project Description: The project proposes to develop up to 30 single-family lots located within the approved 342-acre Northstar Highlands Master Plan in 2005.

Applicant: NORTHSTAR MOUNTAIN PROPERTIES LLC Work: 530-550-7082

Location: 2.5 MILES TO THE WEST OF HWY 267 & HIGHLANDS VIEW ROAD INTERSECTION, TRUCKEE

Acres: 69.85

Community Plan: Martis Valley Community Plan

Plan:**MAC Area:** NONE**Owner:** NORTHSTAR MOUNTAIN PROPERTIES LLC

APN	Zoning
110-030-068-000	FOR-B-X 160 AC. MIN.
110-030-068-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
110-030-068-000	RS PD = 1
110-050-047-000	FOR-B-X 160 AC. MIN.
110-050-047-000	RES-Ds PD = 15
110-050-047-000	RES-Ds PD = 5.8
110-050-047-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8

NORTHSTAR OVERALL MOUNTAIN MASTER PLAN - PEIR - T20070565 - BOS5 - MAJ121**Status:** Notice of Preparation public review period pending**Lead:** CRYSTAL JACOBSEN

Project Description: NORTHSTAR-AT-TAHOE OVERALL MOUNTAIN MASTER PLAN (OMMP) 8/6/07 - PEIR Northstar-at-Tahoe proposes an Overall Mountain Master Plan for the existing ski resort area. This will involve both project-level and program-level components. The project-level will include six new lifts and associated terrain, snowmaking and associated infrastructure, additional trails and trail widening, four skier bridges, new half pipe and existing half pipe relocation, new skier service, site improvements to existing sites, cross country center relocation and campsite area, relocated ropes course and tree canopy tours, additional mountain bike park trails. Entitlements include Rezone and General Plan Amendment. The future development that will be considered at the program level will include two additional lifts and the Intercept Parking Lot Gondola and associated terrain, additional skier service sites, and the Backside campsite area.

Applicant: TRIMONT LAND COMPANY Work: 530-559-2136**Location:** SIX MILES SOUTHEAST OF TRUCKEE OFF OF NORTHSTAR DRIVE VIA STATE ROUTE 267, IN PLACER COUNTY**Acres:** 658.49**Community Plan:** Martis Valley Community Plan**MAC Area:** NONE**Owner:** TRIMONT LAND COMPANY

APN	Zoning
080-260-001-000	O
080-260-001-000	TPZ
080-260-002-000	O
080-260-002-000	TPZ
080-260-002-000	TPZ UNTIL 2013 THEN FORESTRY
080-260-008-000	FOR-B-X 160 AC. MIN.
080-260-010-000	FOR-B-X 160 AC. MIN.
080-260-013-000	FOR-B-X 160 AC. MIN.
080-260-015-000	TPZ
080-260-016-000	FOR-B-X 160 AC. MIN.
080-260-017-000	FOR-B-X 160 AC. MIN.
080-260-017-000	TPZ
091-100-002-000	TPZ
091-100-022-000	FOR-B-X 160 AC. MIN.
091-100-027-000	TPZ
110-030-018-000	FOR-B-X 160 AC. MIN.
110-030-050-000	O
110-030-050-000	RM-UP-B-X-Ds-DL3 20 AC. MIN. PD = 3
110-030-050-000	RS-B-X 20 AC. MIN. PD = 2.1 TPZ til 2013
110-030-050-000	TPZ
110-030-051-000	O
110-030-051-000	RM-UP-B-X-Ds-DL3 20 AC. MIN. PD = 3
110-030-051-000	TPZ
110-030-069-000	FOR-B-X 160 AC. MIN.
110-030-069-000	O
110-030-069-000	RES-UP-Ds
110-030-070-000	FOR-B-X 160 AC. MIN.
110-030-070-000	RS-B-43
110-030-074-000	O
110-030-074-000	TPZ
110-050-006-000	FOR-B-X 160 AC. MIN.
110-050-006-000	TPZ
110-050-006-000	TPZ UNTIL 2013 THEN FORESTRY
110-050-015-000	013 WATSON CREEK CONSERVATION

110-050-015-000 FOR
 110-050-017-000 FOR-B-X 160 AC. MIN.
 110-050-026-000 TPZ
 110-050-029-000 TPZ
 110-050-030-000 TPZ
 110-050-034-000 O
 110-050-034-000 TPZ
 110-050-038-000 FOR-B-X 160 AC. MIN.
 110-050-038-000 RES-Ds PD = 15
 110-050-039-000 FOR-B-X 160 AC. MIN.
 110-050-039-000 RES-Ds PD = 15
 110-050-040-000 FOR-B-X 160 AC. MIN.
 110-050-041-000 FOR-B-X 160 AC. MIN.
 110-050-041-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8
 110-050-047-000 FOR-B-X 160 AC. MIN.
 110-050-047-000 RES-Ds PD = 15
 110-050-047-000 RES-Ds PD = 5.8
 110-050-047-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8
 110-070-008-000 FOR-B-X 160 AC. MIN.
 110-070-009-000 013 WATSON CREEK CONSERVATION
 110-070-010-000 FOR-B-X 160 AC. MIN.
 110-070-014-000 013 WATSON CREEK CONSERVATION
 110-070-015-000 013 WATSON CREEK CONSERVATION
 110-070-016-000 013 WATSON CREEK CONSERVATION
 110-070-017-000 013 WATSON CREEK CONSERVATION
 110-081-041-000 FOR-B-X 160 AC. MIN.
 110-081-041-000 RS PD = 3
 114-010-001-000 FOR-B-X 160 AC. MIN.
 114-010-001-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8
 114-010-002-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8
 114-010-003-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8
 114-010-004-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8
 114-010-005-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8
 114-010-006-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8
 114-010-007-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8
 114-010-008-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8
 114-010-009-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8
 114-010-010-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8
 114-010-011-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8
 114-010-012-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8
 114-010-013-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8
 114-010-014-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8
 114-010-015-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8
 114-010-016-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8
 114-010-017-000 FOR-B-X 160 AC. MIN.
 114-010-017-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8

SCHWARTZ & PEEK MINOR LAND DIVISION - PMLD - T20100019 - BOS5

Status: Application deemed complete 10/18/10; Initial Study Checklist being prepared

Lead: LISA CARNAHAN

Project Description: MINOR LAND DIVISION TO SPLIT (1) 10.24 ACRES INTO (2) SFR PARCELS OF 5.10 ACRES AND 5.14 ACRES. A DRIVEWAY OF APPROXIMATELY 160 FEET WITH A COUNTY STANDARD HAMMER HEAD TURN AROUND WILL BE CONSTRUCTED BETWEEN THE TWO PARCELS. THERE ARE CURRENTLY TWO EXISTING WELLS; ONE ON EACH PROPOSED PARCEL, AS WELL AS THREE COUNTY-APPROVED MINIMUM USEABLE SEWAGE DISPOSAL AREAS - ONE ON PARCEL 1 AND TWO ON PARCEL 2. ACCORDING TO THE APPLICATION, THERE ARE NO SLOPES OF 30% OR GREATER WITHIN EITHER OF THE PROPOSED BUILDING ENVELOPES. EACH OF THE PROPOSED BUILDING ENVELOPES IS SITUATED OUTSIDE OF THE REQUIRED SETBACKS. THE PROPERTY LOCATED AT THE END OF MANZANITA FOREST DRIVE OFF OF PLACER HILLS ROAD, JUST SOUTH OF THE CITY OF COLFAX.

Applicant: PEEK J STEPHEN ET AL Home: 530-637-5288

Location: NEAR OLD ORCHARD COURT & PLACER HILLS ROAD, MEADOW VISTA

Acres: 10.82

Community Plan: Colfax Community Plan

MAC Area: WEIMAR/APPLEGATE/COLFAX MAC

Owner: PEEK J STEPHEN ET AL

APN	Zoning
071-121-021-000	F-B-100 PD = 0.4
071-121-021-000	F-B-43 PD = 1

SENA @ SQUAW VALLEY - PEIR - T20060469 - BOS5 - MAJ114

Status: Scope of Work being reviewed before EIR contract can be prepared; Project inactive since August 2009

Lead: ALLEN BREUCH

Project Description: The Sena at Squaw Valley project is a custom designed 240-unit condominium development comprised of 98 townhouse style condominiums, 112 time share condominiums and 30 affordable units, an approximately 25,000 square foot clubhouse and three smaller clubhouses (approx 1,260 square feet, 2,653 square feet, and 6,078 square feet respectively). The 98 townhouse style condominiums will be three stories and will have a mixture of two, three or four bedrooms with an attached one or two car garage. The units will range in size from approx 1,800 square feet to 2,400 square feet. The 112 time share condominiums will be constructed in a 2-3 story building and will be mixed with two, three or four bedroom units. There will be an underground garage for approx 200 cars dedicated to the time share condominiums. The units will range in size from approx 1,350 square feet to 1,870 square feet. The 30 affordable units will be single story units and have 2-3 bedrooms of mixed square footages. The units will be built in a 2-story structure with immediately adjacent exterior parking provided. The main clubhouse will be designed to have a weight room, locker facility, spa and massage areas, a pool, tennis courts; a children's play area, and a community room and offices. The smaller clubhouses will feature a spa and small weight room with a design potential for a second pool area. The project has also been designed to provide a Squaw Valley ski bus drop off and pick up location on-site as a project amenity and to reduce traffic impacts to valley traffic.

Applicant: SAM NEASCHAM Work: 916-338-9370

Location: OFF SQUAW VALLEY RD

Acres: 16.39

Community Plan: Squaw Valley Community Plan

MAC Area: SQUAW VALLEY MAC

Owner: SIERRA SUMMIT PARTNERS ONE, LLC

APN	Zoning
096-230-052-000	HDR DF = 20

SHALE RIDGE GRADING PERMIT - PEAQ - T20100116 - BOS5

Status: Application deemed complete 10/5/10; Mitigated Negative Declaration sent to applicant for signature 11/1/10

Lead: LEAH ROSASCO

Project Description: The applicant is requesting approval of a Grading Permit from the Engineering and Surveying Department in order to complete grading to accommodate future development. The proposed project includes the grading of three pads for future development. Grading will result in cuts up to 26 feet and fills up to 16 ½ feet and there will be no importing or exporting of material. The project will include the construction of a retaining wall a maximum of ten feet tall along a portion of two of the proposed pads. There is no proposed use for the site at this time, and there is no request for an entitlement that would allow for any specific use.

Applicant: WESTERN CARE CONSTRUCTION CO Home: 916-624-6200 Work: 916-624-6200

Location: 1/4 MILE EAST OF HWY 49 ON SHALE RIDGE LANE, AUBURN

Acres: 23.01

Community Plan: Auburn/Bowman Community Plan

MAC Area: NORTH AUBURN MAC

Owner: AUBURN MANOR HOLDING CORPORATION ET AL

APN	Zoning
052-010-021-000	INP-Dc

SUGAR PINE RIDGE - PEIR - T20080151 - BOS5 - MAJ115

Status: Updated Initial Study signed by applicant 5/26/10; Scope of Work from EIR consultant due

Lead: MIKE WELLS

Project Description: The applicant is proposing a 46-lot subdivision off Placer Hills Road in Meadow Vista.

Applicant: GAVIN BALL Work: 530-582-4244

Location: PLACER HILLS ROAD, MEADOW VISTA

Acres: 43.43
Community Plan: Meadow Vista Community Plan
MAC Area: MEADOW VISTA MAC
Owner: TR MEADOW VISTA LLC

APN	Zoning
074-090-024-000	O
074-090-024-000	RS-AG-B-40
077-100-033-000	F-B-X 4.6 AC. MIN. PD = 0.2
077-100-076-000	F-B-X 4.6 AC. MIN. PD = 0.2
077-100-090-000	F-B-X 4.6 AC. MIN. PD = 0.2
077-100-090-000	FH
077-100-090-000	O
077-100-090-000	RA-B-X 5 AC. MIN.
077-112-040-000	F-B-X 4.6 AC. MIN. PD = 0.2

COUNTY-WIDE

APPLEGATE WASTEWATER TREATMENT PLANT - PEIR - T20100368

Status: Notice of Preparation public review ended 9/25/08; 1st ADEIR being prepared
Lead: MIKE WELLS
Project Description: The proposed improvements would decommission the treatment ponds at the Applegate Wastewater Treatment Plant (WWTP) and install pump stations and a pipeline to convey Applegate's wastewater to the existing sewer collection system that conveys wastewater to the SMD 1 WWTP on Joeger Road in North Auburn. The project area includes the Applegate WWTP (approximately 8 miles northeast of Auburn, APN# 073-120-013) and site of the proposed 6.2-mile pipeline (from the Applegate WWTP to the existing pipeline system on Dry Creek Road) in Placer County.
Location: 8 MILES NORTHEAST OF AUBURN & SITE OF 6.2-MILE PIPELINE
Acres: 6.7
Community Plan: Weimar/Applegate/Clipper Gap CP
MAC Area: WEIMAR/APPLEGATE/COLFAX MAC

APN	Zoning
073-120-013-000	RA-B-100-SP

DRY CREEK CP TRANSPORTATION ELEMENT - PEIR - T20070805 -

Status: Final EIR public review ended 10/21/10; Planning Commission recommended approval to Board of Supervisors 10/28/10; Board of Supervisors hearing pending
Lead: PHILLIP VASSION
Project Description: The project is an update to the Dry Creek/West Placer Community Plan, Transportation Element. DPW proposes to keep PFE Road open and to construct speed reduction treatments on PFE Road and Cook-Riolo Road to reduce transportation impacts associated with closing PFE Road as called for in the Community Plan, and to preserve the rural character of the Community Plan area.

DRY CREEK GREENWAY EIR - PEIR - T20050421 -

Status: Final EIR public review from 1/5/09 to 1/14/09; Board of Supervisors Hearing pending
Lead: CHRIS SCHMIDT
Project Description: This project will prepare a programmatic-level Environmental Impact Report for the multi-jurisdiction Dry Creek Greenway Regional Vision Plan. The Greenway Plan envisions a regional open space greenway and park system that protects the natural waterways, riparian corridors, natural and cultural resources and sensitive habitat lands, and provides compatible recreational opportunities that do not impact sensitive resources. The study area, consisting of Dry Creek and major tributaries Miners Ravine, Secret Ravine, Strap Ravine, Antelope Creek, Cirby Creek, Clover Valley Creek and Linda Creek, is located within the Dry Creek watershed in Southeast Placer County. The proposed Dry Creek Greenway will provide a continuous and coordinated system of preserved lands and habitat, with a connecting corridor of walking, equestrian, and bicycle trails from the Sacramento border to the Folsom Lake State Recreation Area.

ZTA FOR HOMELESS / TRANSITIONAL HOUSING - PZTA - T20080448 -

Status: Planning Commission approved recommendation to Board of Supervisors 10/28/10; Board of Supervisors hearing pending
Lead: CHRIS SCHMIDT

Project Description: To bring the Placer County Code into compliance with State housing law, zoning text amendments for Homeless Shelters and Transitional Housing. These amendments will establish definitions for Homeless Shelters and Transitional Housing and identify appropriate zoning designation where these uses will be allowed.

ZTA FOWL & POULTRY - PZTA - T20090403 -

Status: Planning Commission recommended approval 7/22/10; Board of Supervisors hearing pending

Lead: CHARLENE DANIELS

Project Description: The project proposes to amend the Animal Raising and Keeping section of the Zoning Ordinance and modify section 17.56.050(f)(6) for Fowl and Poultry.